

# Extract for Planned Development

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## Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

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(Continued from page 21377)

a line 345 feet north of West North Avenue; the alley next west of and parallel to North Ashland Avenue; a line 320 feet north of West North Avenue; and North Ashland Avenue,

to those of a C1-2 Restricted Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

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*Reclassification Of Area Shown On Map Number 5-G.*

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 5-G in the area bounded by:

West Webster Avenue; a line perpendicular to West Webster Avenue from a point 112.45 feet east of the intersection of West Webster Avenue and North Clybourn Avenue as measured along the south line of West Webster Avenue; a line perpendicular to North Clybourn Avenue from a point 115.00 feet east of the intersection of West Webster Avenue and North Clybourn Avenue as measured along the northeast line of North Clybourn Avenue; and North Clybourn Avenue,

to those of a C2-2 General Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in full force and effect from and after its passage and due publication.

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*Reclassification Of Area Shown On Map Number 6-F.*

*Be It Ordained by the City Council of the City of Chicago:*

PD 507b

9/12/90

UNFINISHED BUSINESS

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21385

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 6-F in the area bounded by:

a line 223.12 feet north of and parallel to West 31st Street; the alley next east of and parallel to South Canal Street; a line 198.12 feet north of and parallel to West 31st Street; and South Canal Street,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 6-I.*

PD 507

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M3-3 Heavy Manufacturing District symbols and indications as shown on Map No. 6-I in the area bounded by:

a line 1,383.62 feet north of West 31st Street, as measured from the intersection of West 31st Street and South Western Avenue; South Western Avenue; West 31st Street; and the easterly right-of-way line of the Baltimore & Ohio Chicago Terminal Railroad,

to the designation of an Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

*Institutional Planned Development No. \_\_\_\_\_.*

*Planned Development Statements.*

1. The area delineated herein as "Institutional Planned Development" is owned and controlled by the Public Building Commission of Chicago.
2. The vacation of the existing streets known as Artesian Avenue and 28th Street, which are internal to the site boundaries, shall require a separate submittal on behalf of the Public Building Commission of Chicago and approval by the City Council.
3. Use of land will consist of a trade and technical school with a child development facility and related accessory uses for the City Colleges of Chicago as authorized by this Planned Development.
4. Off-street parking and loading facilities will be provided in compliance with this Planned Development.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Public Works and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
6. Permanent identification and other necessary signs shall be permitted within the Planned Development in accordance with the Chicago Zoning Ordinance and subject to the review and approval of the Commissioner of Planning and the Building Department.
7. The height of any proposed structures will not exceed any federal or local height restrictions.
8. Initial construction is anticipated to be within a single phase. However, the Planned Development also permits construction of any additional structure attached to the existing building necessary to accommodate future increases in the student population.
9. The Planned Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning.

[Existing Zoning and Street System Map, Existing Land Use Area Map, Generalized Land Use Plan, and Property Line and Right-of-Way Adjustment Map attached to this Plan of Development printed on pages 21390 through 21393 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

*Institutional Planned Development No. \_\_\_\_\_*

*Use And Bulk Regulations And Data.*

Net Site Area	Generalized Description Of Land Use	Floor Area Ratio	Percent Of Site Coverage
<u>Square Feet</u>			
Acres			
<u>685,151*</u>	Trade and Technical School with related accessory uses and off-street parking.	0.40	22%
15.7			

\* Includes the area of the street to be vacated; 69,761 square feet or 1.6 acres.

Gross Site Area = Net Site Area of 15.0 acres plus one half the Right-of-Way Area of 31st Street and Western Avenue which is 2.2 acres. Total Gross Site Area = 17.9 acres.

Maximum Floor Area Ratio:	0.40
Maximum Percent Site Coverage:	22%
Off-Street Loading:	One loading berth
Minimum Off-Street Parking:	360

**Minimum Periphery Building Setbacks:**

North	260 feet
South	360 feet
East	70 feet
West	50 feet

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***Reclassification Of Area Shown On Map Number 7-J.******Be It Ordained by the City Council of the City of Chicago:***

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 7-J in area bounded by:

a line 100 feet north of and parallel to the alley next north of and parallel to West Diversey Avenue; North Hamlin Avenue; the alley next north of and parallel to West Diversey Avenue; and the alley next west of and parallel to North Hamlin Avenue,

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

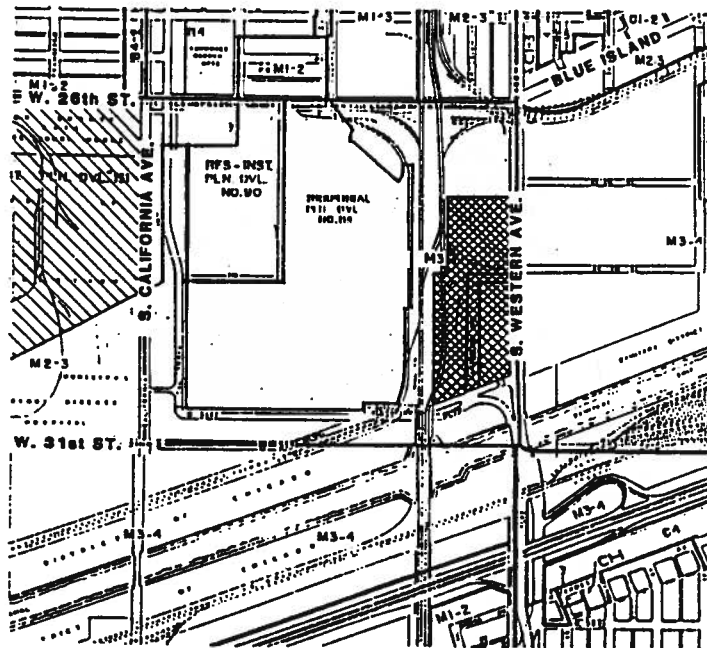
**SECTION 2.** This ordinance shall be in force and effect from and after its passage and due publication.

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***Reclassification Of Area Shown On Map Number 8-F.  
(As Amended)******Be It Ordained by the City Council of the City of Chicago:***

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 8-F in area bounded by:

INSTITUTIONAL PLANNED DEVELOPMENT NO. \_\_\_\_\_  
EXISTING ZONING AND STREET SYSTEM MAP



PLANNED DEVELOPMENT



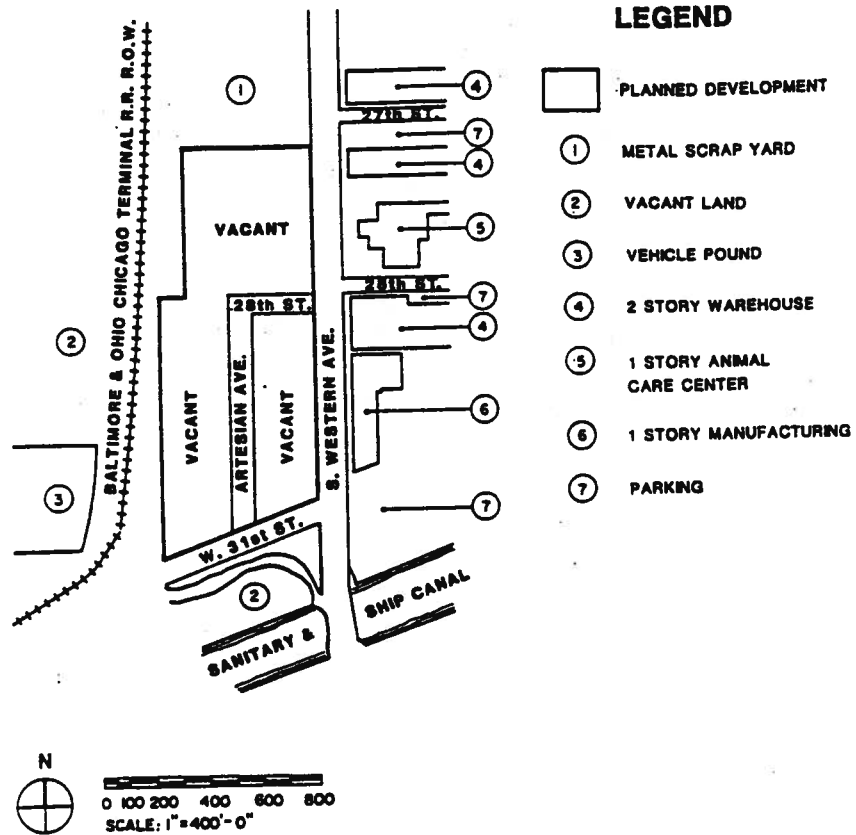
QUASI-PUBLIC USE  
(COOK COUNTY JAIL)



APPLICANT: Public Building Commission of Chicago

OCT 03 1989

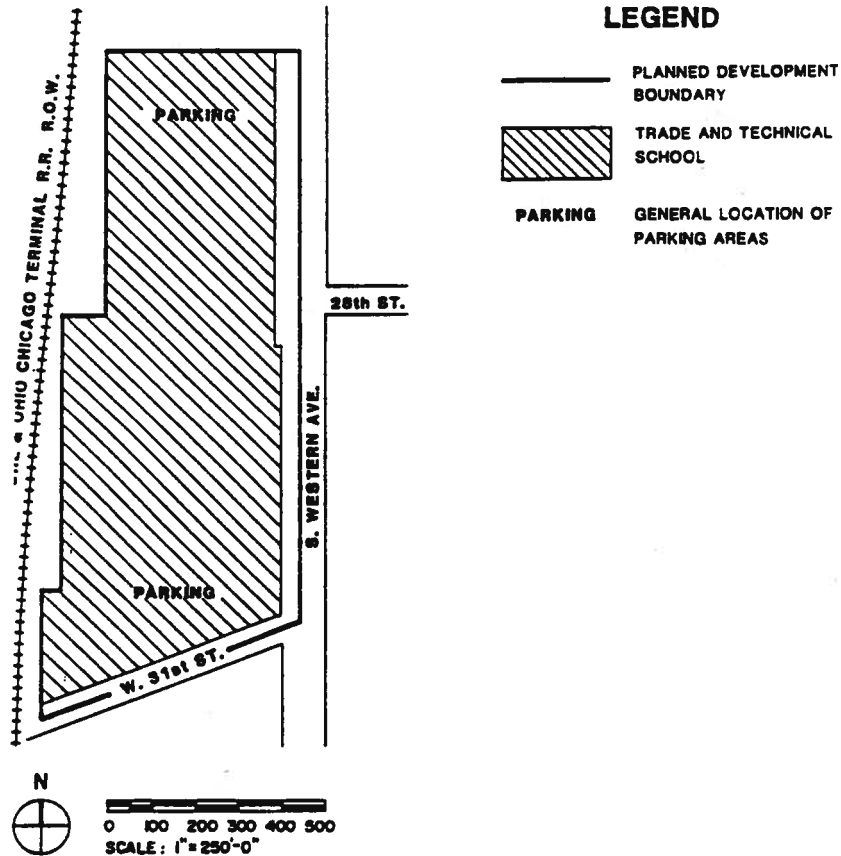
INSTITUTIONAL PLANNED DEVELOPMENT NO. \_\_\_\_  
EXISTING LAND USE AREA MAP



APPLICANT: Public Building Commission of Chicago  
DATE: OCT 03 1989



INSTITUTIONAL PLANNED DEVELOPMENT NO. \_\_\_\_\_  
GENERALIZED LAND-USE PLAN



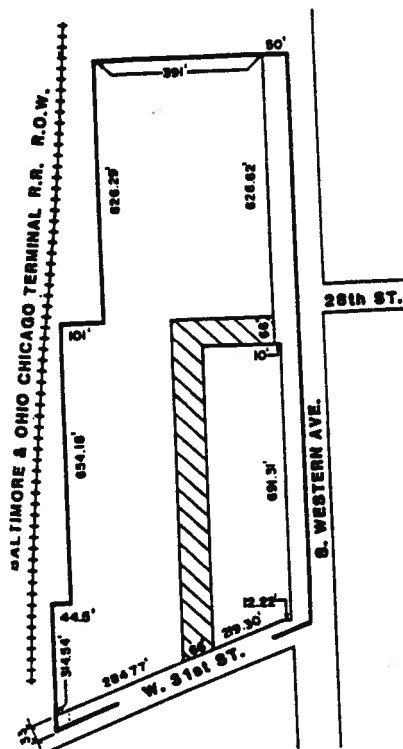
APPLICANT: Public Building Commission of Chicago  
DATE: OCT 03 1989

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21393

INSTITUTIONAL PLANNED DEVELOPMENT NO. \_\_\_\_\_  
PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENT MAP



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- PROPERTY LINES
- AREA OF STREET TO BE VACATED



0 100 200 300 400 500  
SCALE: 1" = 250'-0"

APPLICANT: Public Building Commission of Chicago  
DATE: OCT 03 1989